

Exhibit A: Unused development potential available to transfer in a TDP program

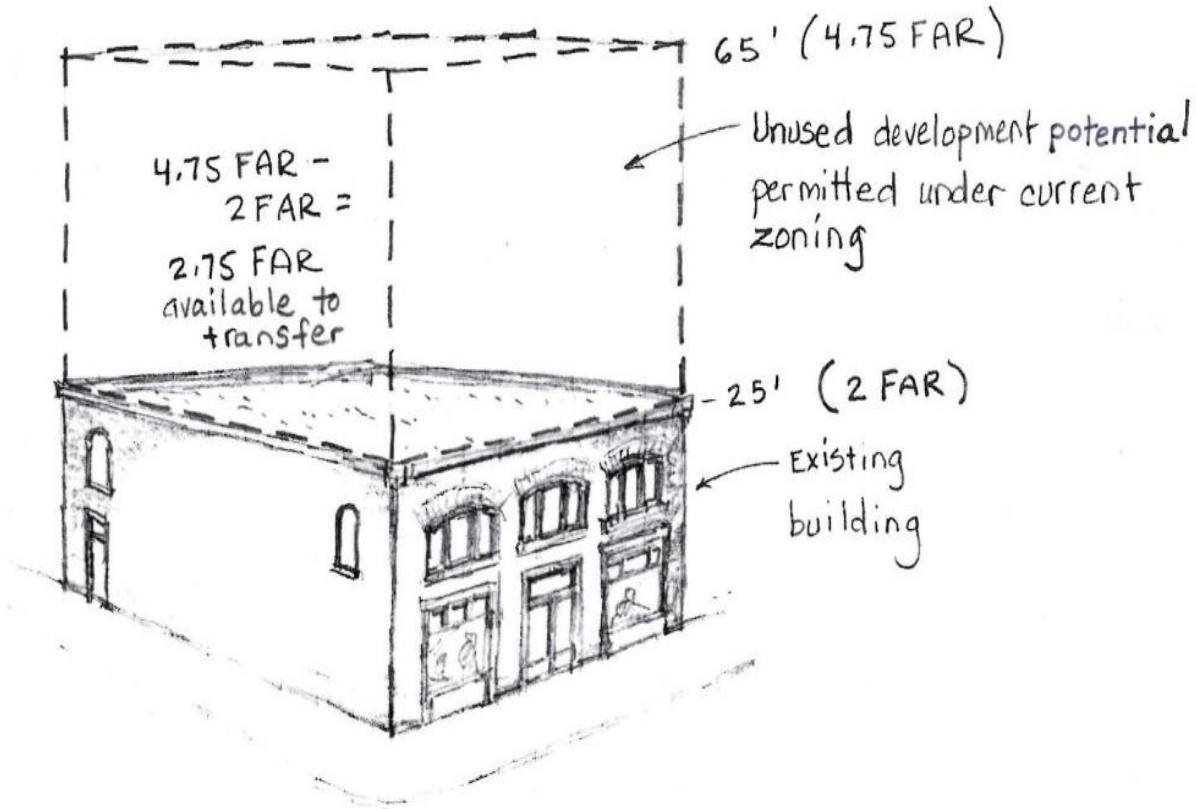
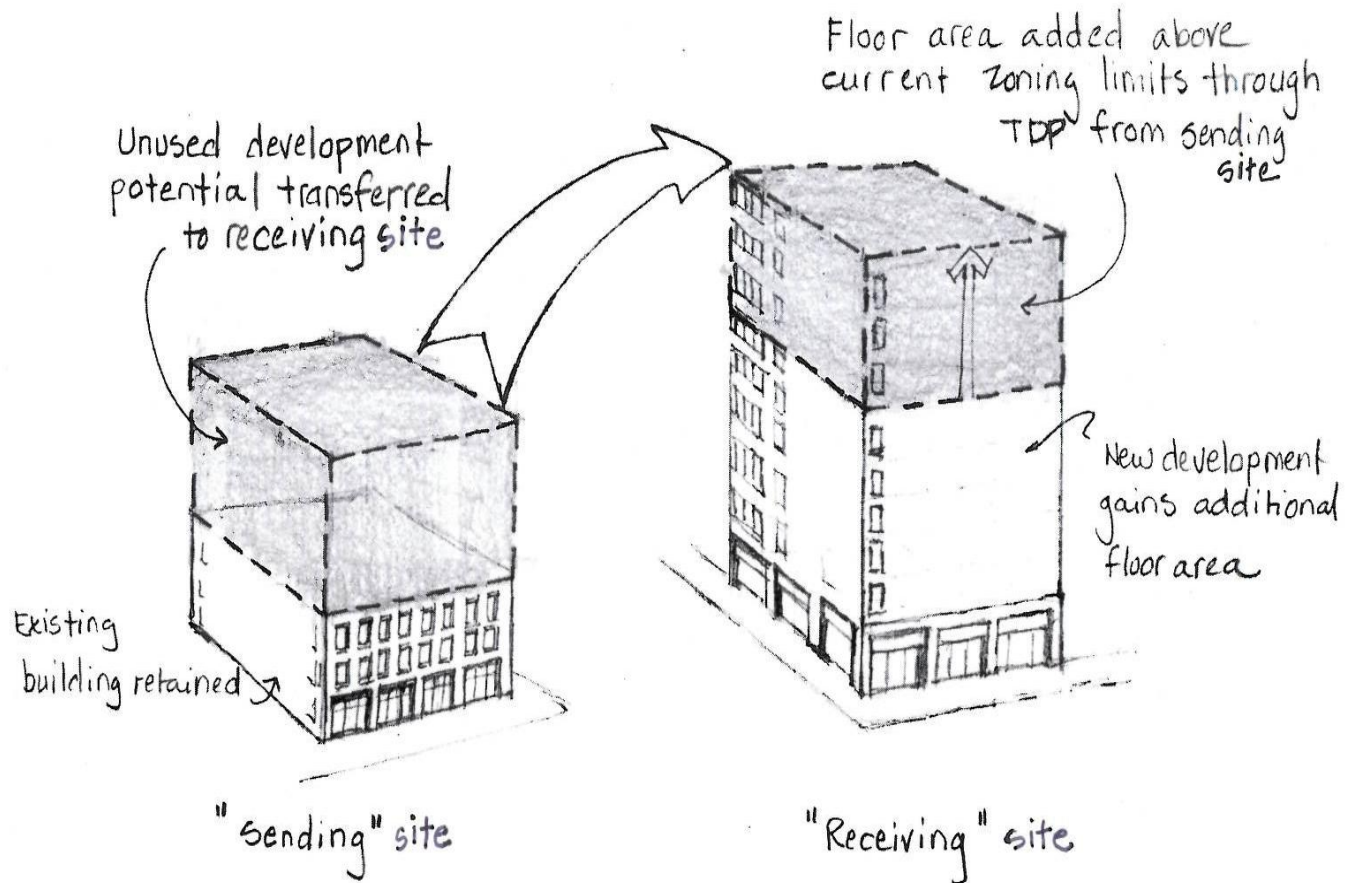


Exhibit B: Transfer of unused development potential from a sending site to a receiving site



Possible TDP Receiving Sites within Pike/Pine

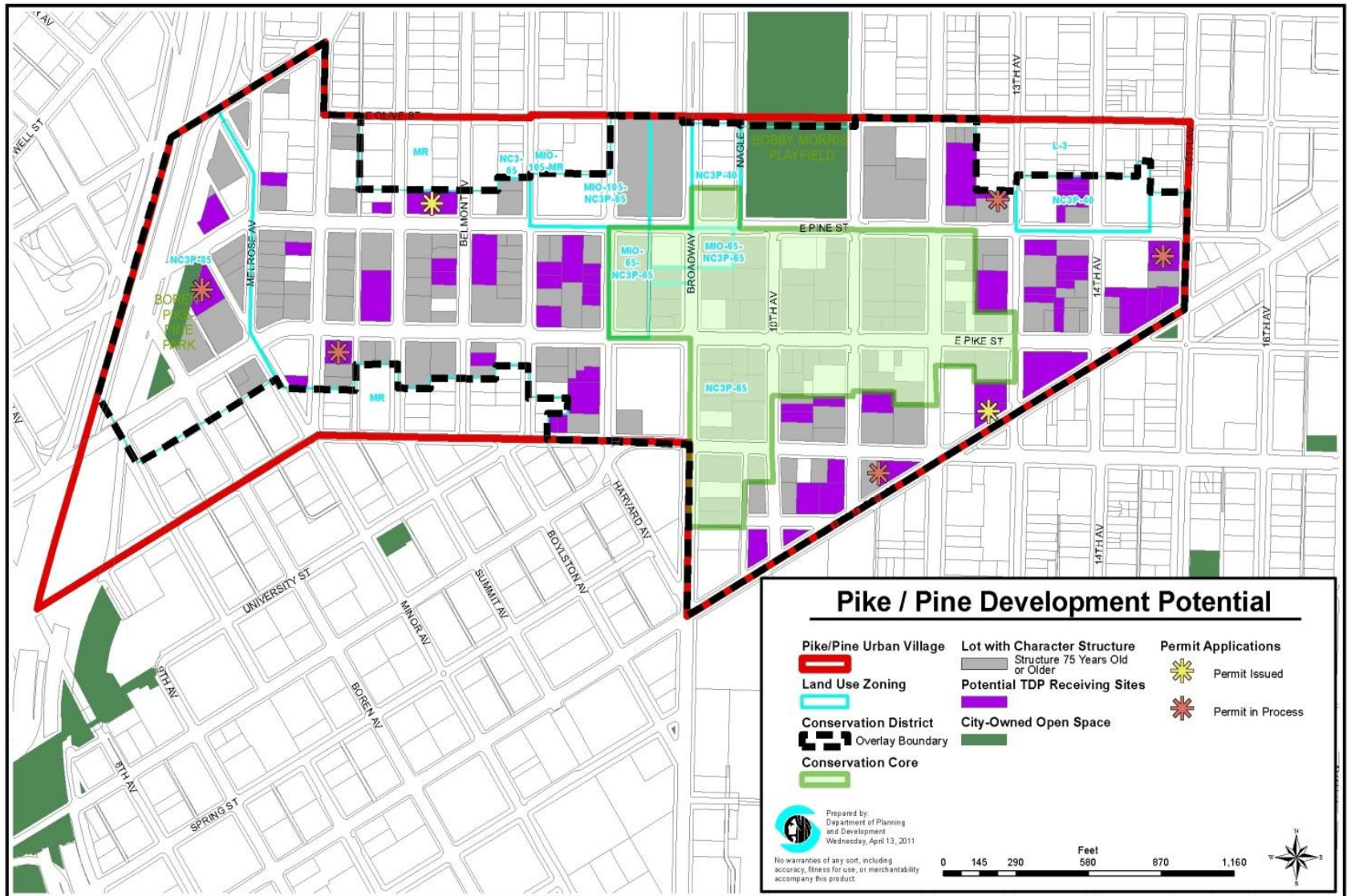


Table A: Available TDP in Pike/Pine under the Proposed Legislation

| Type of Lot | Number of Lots | Available TDP in square feet (SF) |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------|
| Character structures within the proposed Conservation Core | 59 | 1,291,170 SF |
| Character Structures listed in the DPD Director's Rule as having potential historic value that are located outside the Conservation Core | 22 | 607,920 SF |
| Landmark Structures (all located outside the Conservation Core) | 4 | 189,594 SF |
| TOTAL available TDP | 85 | 2,088,684 SF |

Table B: Potential receiving sites greater than 8,000 square feet in size located in NC3P 65 Zones outside the Conservation Core

| Number of lots | Total lot area in square feet | Potential square feet of TDP absorbed by 1 additional story |
|-------------------------|--------------------------------------|--------------------------------------------------------------------|
| East of Broadway | | |
| 8 | 120,955 | 81,532 |
| West of Broadway | | |
| 13 | 202,175 | 133,266 |
| Total | | |
| 21 | 323,130 | 214,798 |

Table C: Estimated Effect of proposed Pike/Pine TDP Program over 20 years

| | Estimated <i>number</i> of eligible sending sites that could sell TDP to meet potential demand | Estimated <i>percent</i> of 84 eligible sending sites that could sell TDP to meet potential demand | Estimated percent of <i>all</i> 146 lots with <i>character</i> <i>structures</i> that could sell TDP to meet potential demand |
|----------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| TDP absorption estimate | 10 | 12% | 7% |